FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

FORMER RESTAURANT/PUBLIC HOUSE PREMISES WITH OWNER'S ACCOMMODATION

PLANNING APPROVED IN PRINCIPLE FOR CONVERSION TO A DWELLING, PLUS A NEW BUILD DWELLING TO THE REAR

PROMINENT LOCATION WITHIN FIFE VILLAGE

OFFERS OVER £395,000

VIDEO TOUR WHAT 3 WORDS

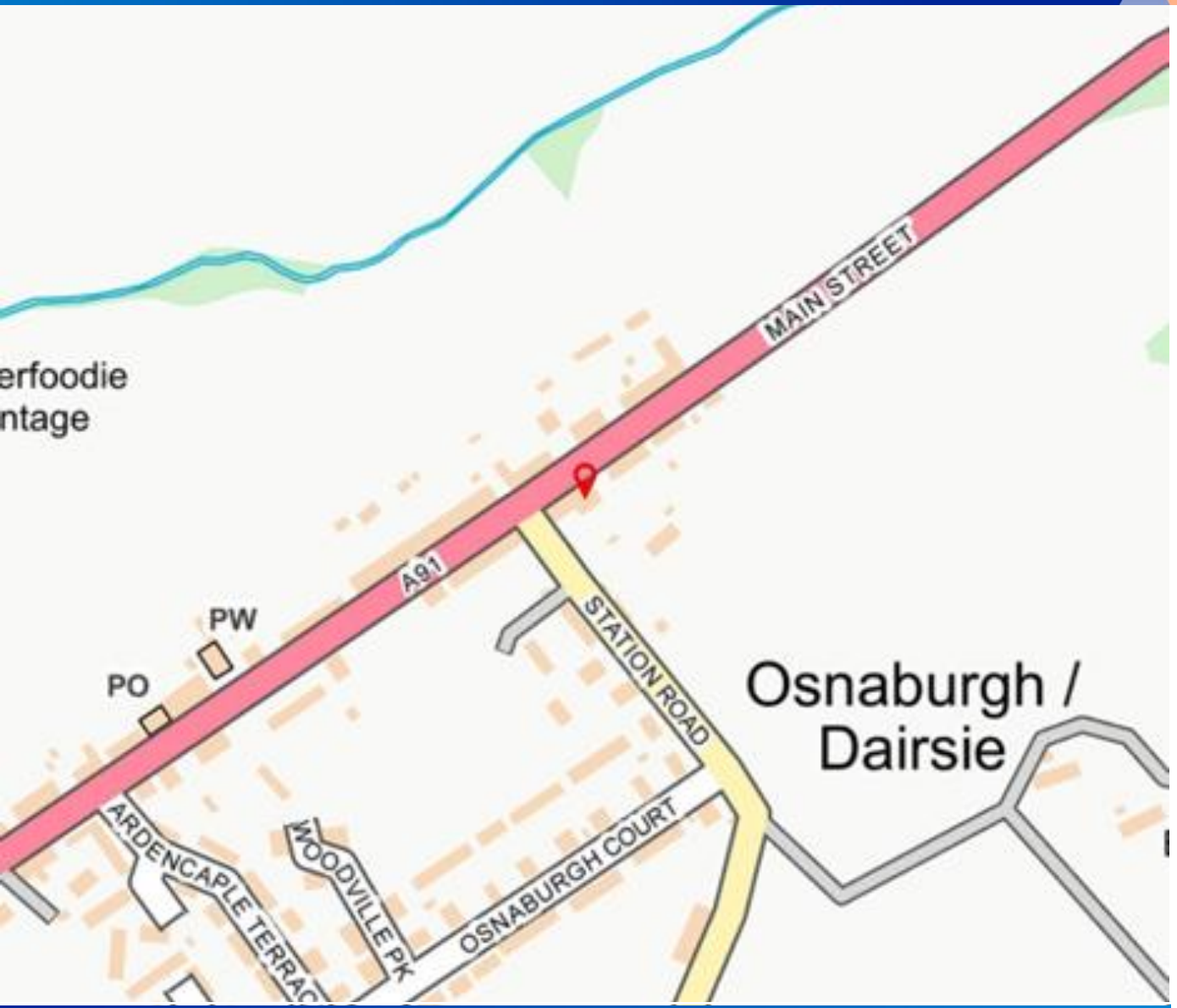


THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR

CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01382 878005 | **shepherd.co.uk**

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Location



FIND ON GOOGLE MAPS

LOCATION

Dairsie is a small village located on the main A91 road between Cupar and St Andrews.

The Village is located approximately 4 km east of Cupar and approximately 10 km west of St Andrews within Fife.

The subjects are prominently located on the southmost side of Main Street close to its junction with Station Road within the centre of the village.

Surrounding properties are predominantly of a residential nature and the subjects have frontage to the A91 which links Cupar, St Andrews and Dundee.









DESCRIPTION

The subjects comprise an end terraced two storey building which formerly comprised two dwellings and was combined and extended to create the Dairsie Inn with associated owner's accommodation.

The main walls are of solid stone and brick construction roughcast and painted externally. The roofs over are pitched and laid in slates and concrete tiles.

The accommodation comprises public and lounge bar areas with associated toilet and kitchen facilities at ground floor. In addition, there is a conservatory extension to the rear. The first floor comprises owner's accommodation accessed via an internal stairwell.

Externally there is car parking, garage and garden ground.

The subjects have approved planning permission in principle for conversion to a single dwelling, and planning has been approved for a new four bedroom dwellinghouse (approx. 199 m^2) to the rear.

ACCOMMODATION

	m^2	ft^2
Ground Floor		
Public Bar, Dining Room, Conservatory, Kitchen, Storage and Toilet Facilities	213	2,290
First Floor		
Owners Accommodation, 3 Bedrooms, Livingroom, Kitchen and Shower Room	91	980
TOTAL	**304**	**3,270**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Description





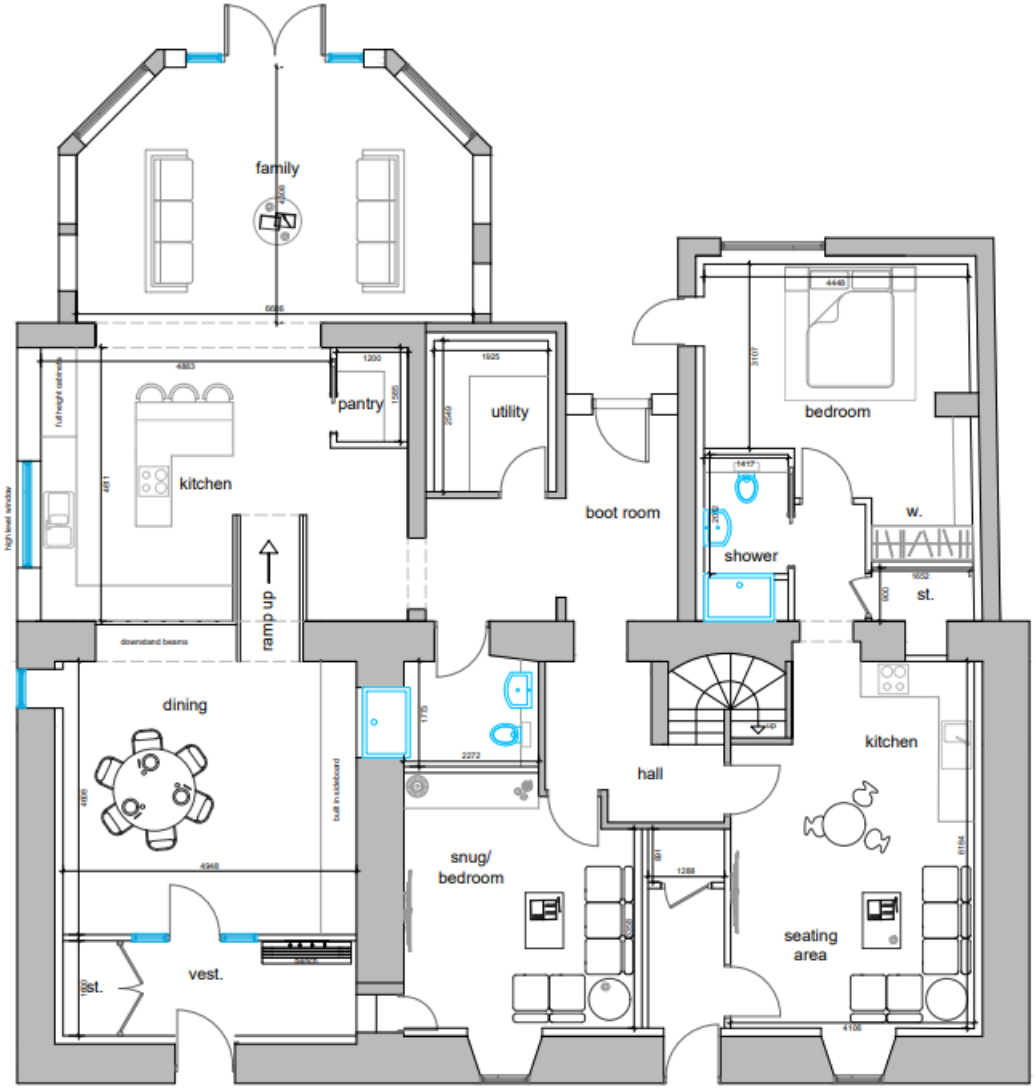






Proposed Ground Floor Plan

THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR



PROPOSED GROUND FLOOR PLAN

1:50

0 0.5 1 1.5 2 2.5m

INDEX INT DATE DESCRIPTION

THIS DRAWING HAS BEEN PREPARED TO OBTAIN STATUTORY LOCAL AUTHORITY CONSENT. ALL SIZES TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE FOR CONSTRUCTION PURPOSES.

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A: 154 HIGH STREET, NEWBURGH, KY14 6DZ

PROJECT:
Fraser
Dairsie Inn
45 Main street
Dairsie, KY15 4SR

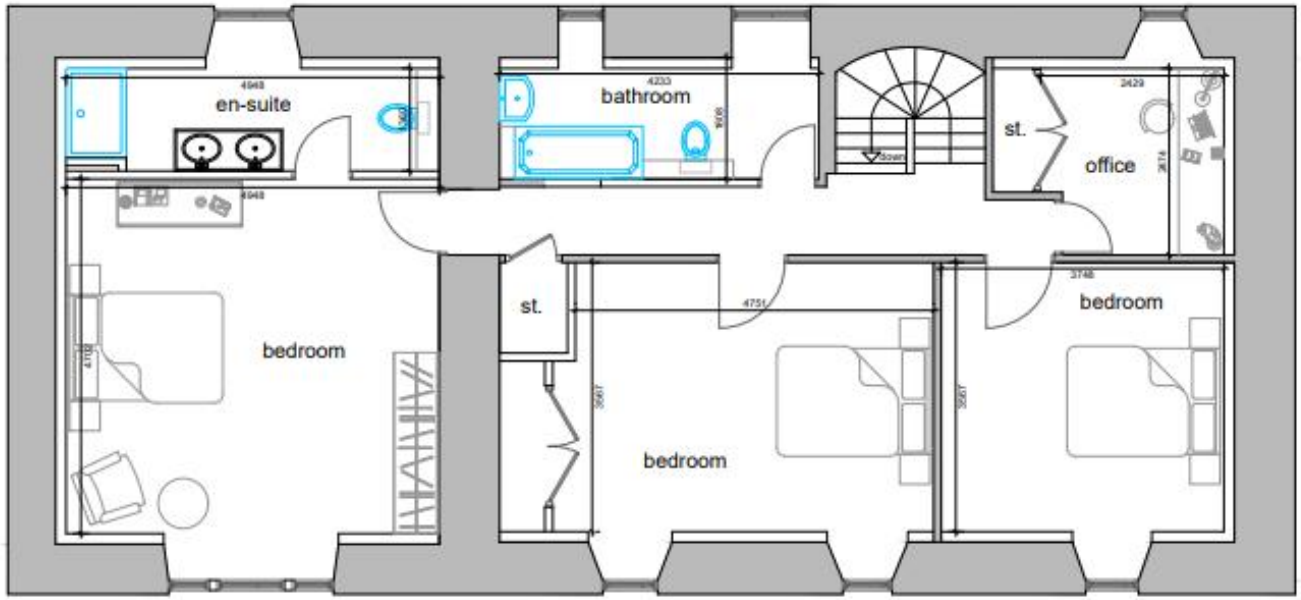
TITLE:
Proposed Plans

STAGE:
PLANNING

A1

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Proposed First Floor Plan

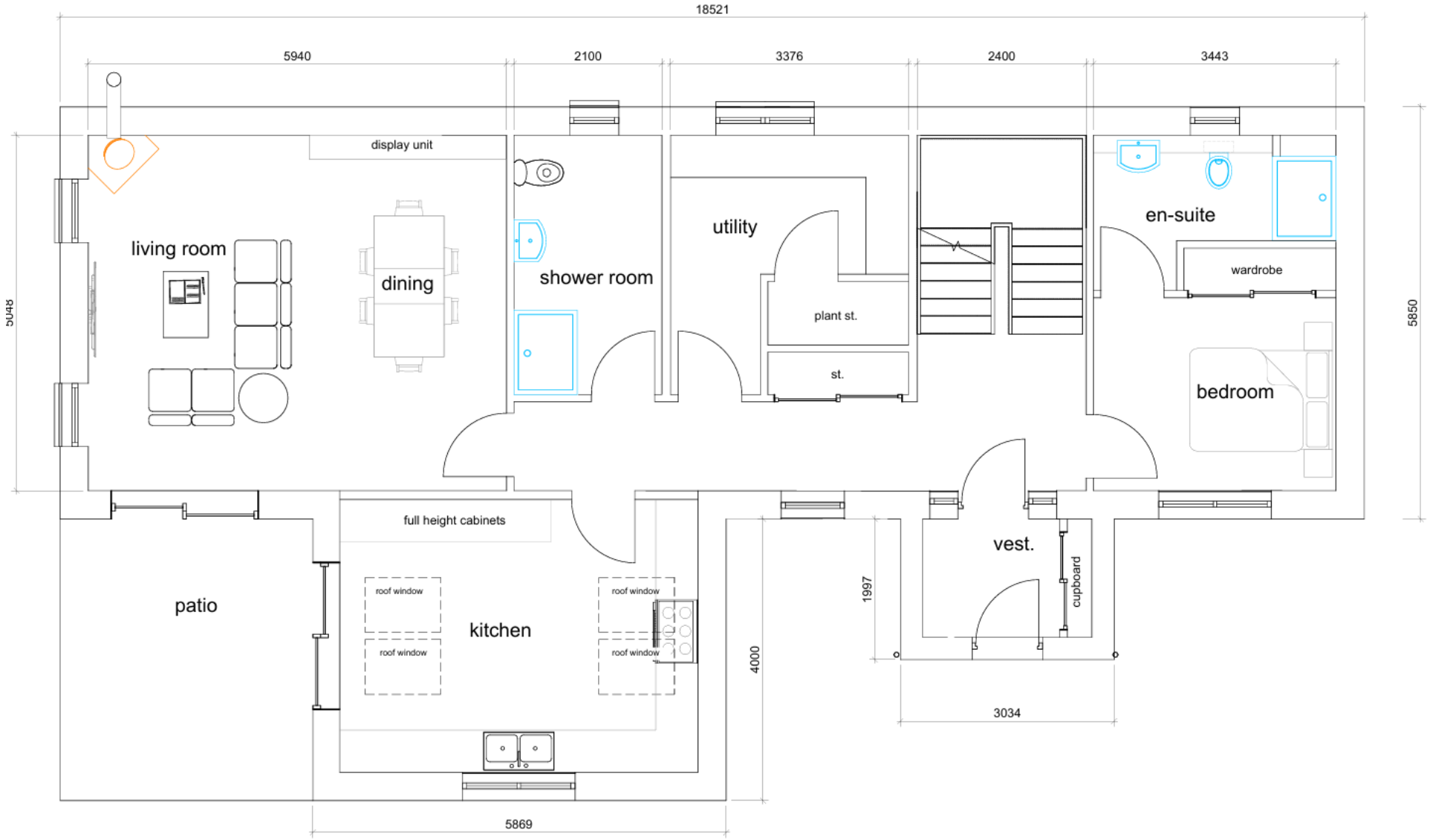


PROPOSED FIRST FLOOR PLAN

1:50

Proposed Dwellinghouse Floor Plan

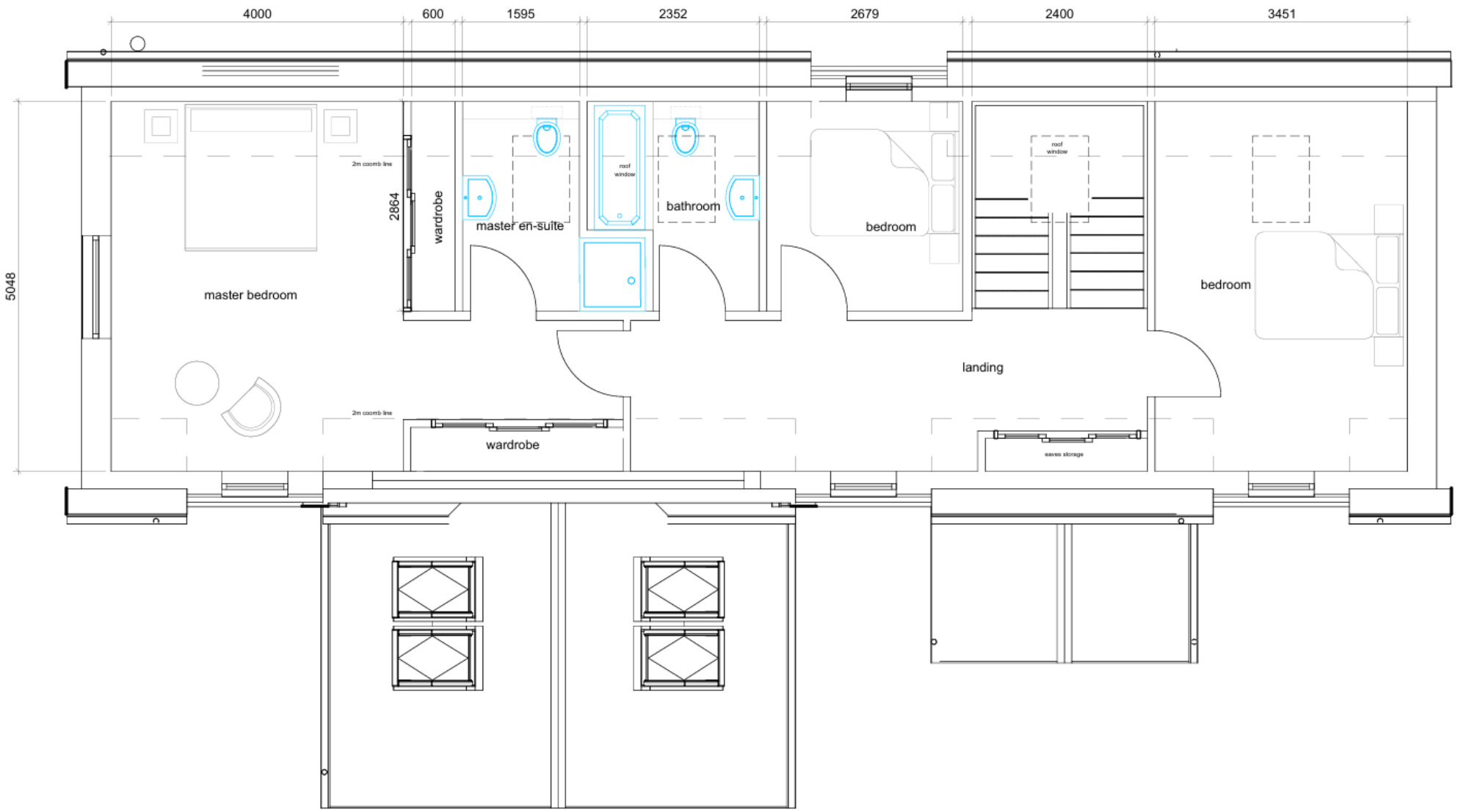
THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR



PROPOSED GROUND FLOOR PLAN
Floor Area 110m²

Proposed Dwellinghouse Floor Plan

THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR



PROPOSED FIRST FLOOR PLAN
Floor Area 89.4m²

The Detail

PRICE

Our client is inviting offers in excess of £395,000 for their heritable interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £8,650

The unified business rate for 2026/2027 is 48.1p.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

PLANNING

The subjects have approved planning permission in principle for conversion to a single dwelling, including external alterations and an extension (ref. 26/01408/FULL).

A further approved application covers the erection of a new dwellinghouse to the rear of the property, with hardstanding, landscaping and associated works (ref. 26/01410/FULL).

Both applications can be viewed on the Fife Council planning portal. All interested parties should make their own enquiries to Fife Council Planning Department.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Jonathan Reid
j.reid@shepherd.co.uk

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t: 01382 878005

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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